
Economic Development

Road Improvements

- At Least \$60 million in improvements needed

New Interchange

- Need Federal, State and private support

Other Sources of Funding for

Transportation/Utility Improvements

- Benefit District
- Private completion

Extension of Infrastructure

- Development pays for infrastructure extensions

Incentives

- Gardner policy likely to change due in part to new Kansas Legislation exempting property taxes on business machinery and equipment beginning July 1, 2006
 - Could consider treating incentives for distribution facilities differently than for other industries
 - All incentives must be approved before use by the Gardner City Council
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Economic Development

Employment Center

- 7,500 jobs created over 20 years
 - 300 at Intermodal Facility
 - 7,200 at Distribution Centers

Wages

- Intermodal Facility Average Annual Pay Range
 - \$20,800 to \$42,600
 - Distribution Center Average Annual Pay Range
 - \$20,800 to \$31,200
 - Average Annual Wages Paid by Employers in Gardner
 - \$22,672
 - Average Johnson County Annual Wages Paid in the Transportation/Materials Moving Industry
 - \$28,933
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Economic Development

Property Tax Diversification

- 12 Million Sq. Ft. Distribution Facilities Built Over 20 years
 - Property Taxes Generated = \$330 Million
 - Property Taxes Generated for the City of Gardner = \$58.6 Million

Increased Assessed Valuation

- 85% of Gardner's current property taxes generated from residential vs. commercial development
- Commercial/Industrial assessed at 25% vs. residential at 11.5%
- Potentially lower property tax rates

Other Benefits

- Additional Sales Tax Generation
 - Daytime Economy
 - Spin-Off Developments Near Logistics Park
 - New Interchange/Road Improvements
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